

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Pasadena

State: CA

PJ's Total HOME Allocation Received: \$19,398,901

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 92				
% of Funds Committed	<div>90.82 %</div>	<div>93.35 %</div>	<div>60</div>	<div>93.41 %</div>	<div>26</div>	<div>27</div>	
% of Funds Disbursed	<div>78.68 %</div>	<div>85.12 %</div>	<div>65</div>	<div>84.68 %</div>	<div>15</div>	<div>19</div>	
Leveraging Ratio for Rental Activities	<div>1.53</div>	<div>5.84</div>	<div>68</div>	<div>4.72</div>	<div>19</div>	<div>23</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>64.27 %</div>	<div>72.98 %</div>	<div>61</div>	<div>80.76 %</div>	<div>10</div>	<div>11</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>57.19 %</div>	<div>61.88 %</div>	<div>50</div>	<div>68.18 %</div>	<div>24</div>	<div>25</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>67.01 %</div>	<div>77.72 %</div>	<div>72</div>	<div>80.32 %</div>	<div>13</div>	<div>15</div>	
% of 0-30% AMI Renters to All Renters***	<div>36.08 %</div>	<div>39.58 %</div>	<div>51</div>	<div>45.16 %</div>	<div>32</div>	<div>32</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>86.60 %</div>	<div>92.53 %</div>	<div>74</div>	<div>95.04 %</div>	<div>9</div>	<div>11</div>	
Overall Ranking:			In State: <div>68 / 92</div>		Nationally: <div>10</div> <div>13</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$57,715</div>	<div>\$33,130</div>		<div>\$26,037</div>	<div>97</div> Units	<div>16.30 %</div>	
Homebuyer Unit	<div>\$26,085</div>	<div>\$20,348</div>		<div>\$14,755</div>	<div>92</div> Units	<div>15.40 %</div>	
Homeowner-Rehab Unit	<div>\$40,540</div>	<div>\$27,021</div>		<div>\$20,487</div>	<div>3</div> Units	<div>0.50 %</div>	
TBRA Unit	<div>\$4,999</div>	<div>\$2,819</div>		<div>\$3,225</div>	<div>404</div> Units	<div>67.80 %</div>	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Pasadena CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$81,098	\$38,699	\$40,540
State:*	\$131,762	\$111,680	\$27,980
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	16.7	22.8	0.0	18.8	Single/Non-Elderly:	23.8	25.0	0.0	24.0
Black/African American:	36.9	26.1	66.7	55.0	Elderly:	19.0	0.0	0.0	15.1
Asian:	1.2	0.0	0.0	0.7	Related/Single Parent:	51.2	28.3	0.0	38.6
American Indian/Alaska Native:	1.2	2.2	0.0	0.0	Related/Two Parent:	6.0	35.9	100.0	10.6
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	10.9	0.0	11.6
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.5					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.7					
Asian/Pacific Islander:	3.6	6.5	0.0	1.0					
ETHNICITY:									
Hispanic	40.5	42.4	33.3	23.3					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	40.5	23.9	0.0	31.7	Section 8:	8.3	1.1 #		
2 Persons:	8.3	9.8	0.0	23.5	HOME TBRA:	0.0			
3 Persons:	13.1	20.7	100.0	15.8	Other:	44.0			
4 Persons:	20.2	21.7	0.0	12.1	No Assistance:	47.6			
5 Persons:	9.5	14.1	0.0	9.7					
6 Persons:	4.8	2.2	0.0	3.7					
7 Persons:	2.4	2.2	0.0	1.5					
8 or more Persons:	1.2	5.4	0.0	2.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			103	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Pasadena

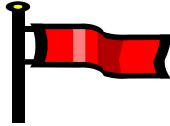
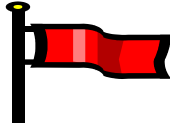
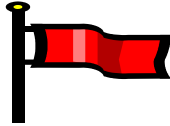
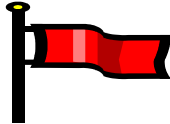
State: CA

Group Rank: 10
(Percentile)

State Rank: 68 / 92 PJs

Overall Rank: 13
(Percentile)

Summary: 4 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	64.27	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	57.19	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	67.01	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	86.6	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	3.4	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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